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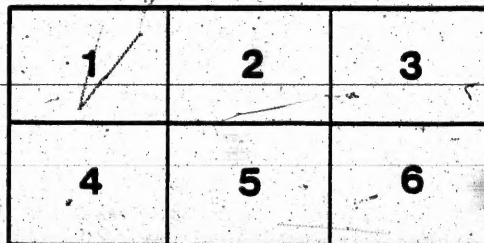
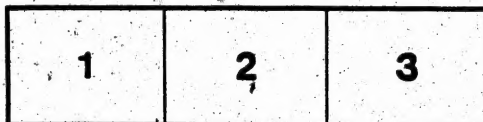
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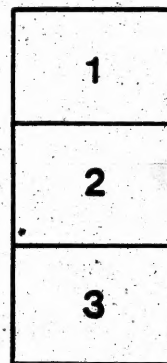
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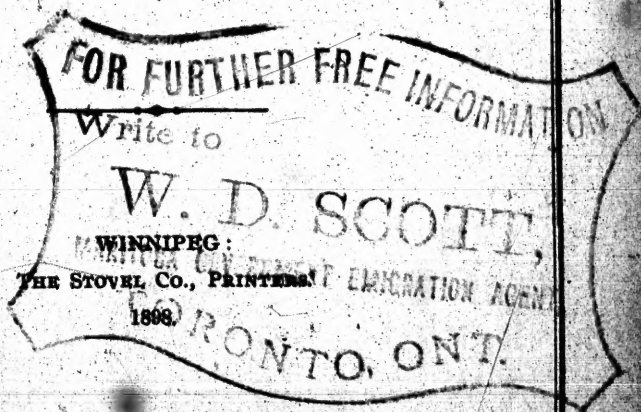
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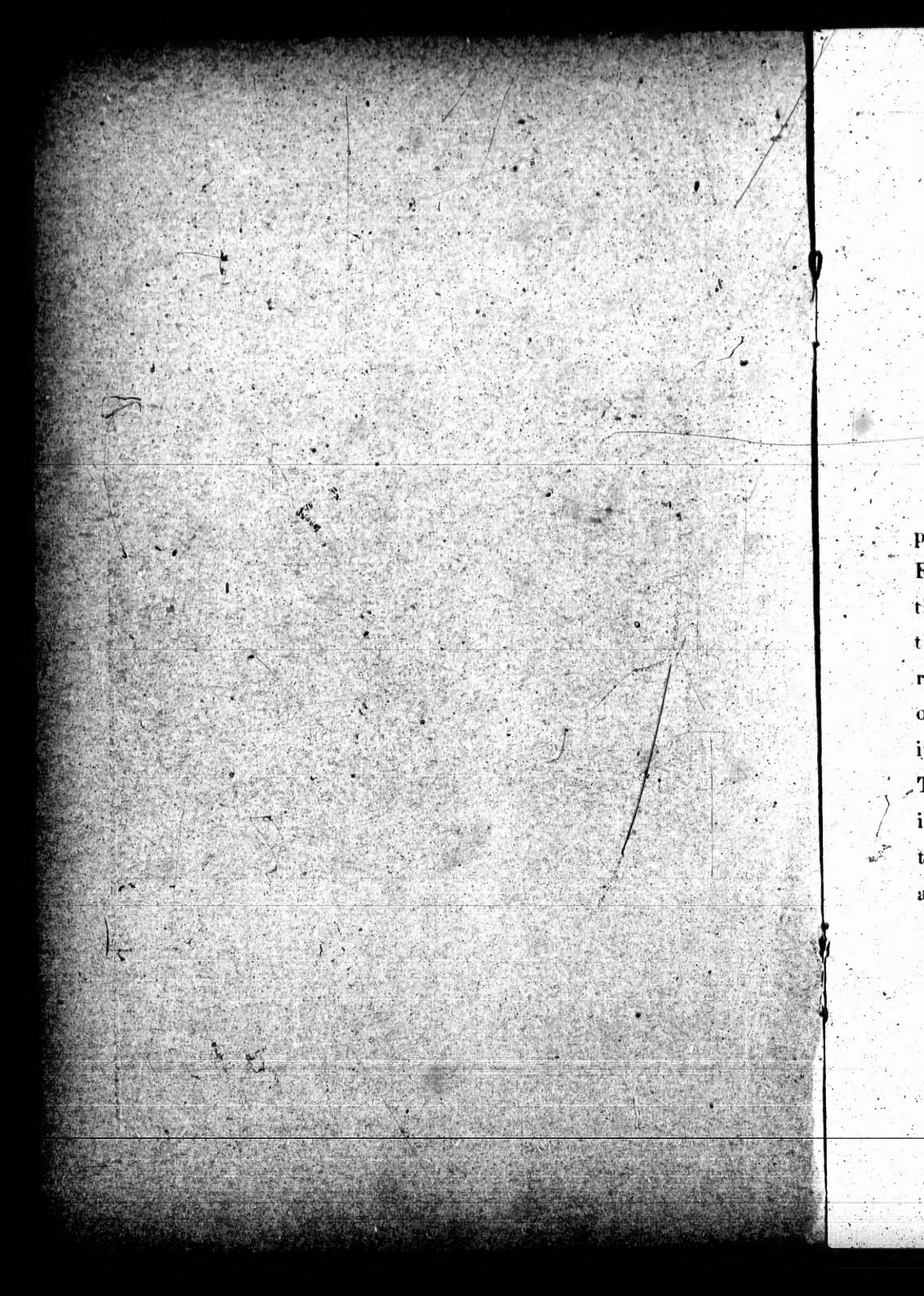
--AS TO--

LANDS IN WESTBOURNE COUNTY

THE PROPERTY OF

THE HON. W. E. SANFORD.





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Westbourne County in 1858.

Mr. Harry Youle Hind says of this Country:—"The prairie drained by White Mud River (now Westbourne River) is second only in beauty and fertility to the valley of the Rapid River (Little Saskatchewan River). Not only is the herbage of surprising luxuriance, but the trees in the river bottoms are of very large dimensions, and consist of oak, elm, ash, maple, aspen and poplar. The woods fringing the river at the crossing place are very important. The oak and elm are of the largest size—2 ft. to 2 ft. 6 in. in diameter—with tall, clean trunks. The hop and vine twine around the underbrush, and give a very attractive appearance to the belt of woods."

As will be seen by the accompanying map, the County of Westbourne occupies a very central position in the Province of Manitoba. It is immediately adjoining the Portage Plains, a district well known all over the Dominion as having produced for the last twenty years magnificent crops of wheat. This county is bounded on the east by Lake Manitoba, and the presence of so large a body of water has rendered it practically free from damage by either early or late frosts.

The land varies from black loam to sandy loam. The bulk of it is high and dry and does not need any expenditure whatever for clearing or drainage. Some parcels have more scrub and poplar wood than others, but there is not a claim offered that has not from fifty to a hundred acres of land that is open prairie that will require no expense in bringing under cultivation, except breaking and back-setting. The whole country is level land, but there are no large stretches of prairie without any trees or brush, and there are some portions which are somewhat heavily timbered: so that a settler is not at any time more than a few miles distant from where he can obtain a supply of wood. Most of this is poplar, but there is along the banks of the Westbourne river a considerable amount of oak, ash and elm. Along the shores of Lake Manitoba there is an abundant supply of wild hay, and there are many sections of land throughout the county where a supply of hay can be obtained, especially if the season is wet.

Water has always been easily obtained in the County at a depth of from twelve to forty feet.

The County is essentially adapted for mixed farming. Large numbers of cattle have been shipped annually for several years to eastern markets, from 5 to 15 cars having been loaded at Westbourne at one time during the shipping season. Dairying interests are gradually securing more attention. One creamery has been established near Gladstone that is doing well, and others, no doubt, will follow in due course.

Up to the present, no cheese has been made in the County on any large scale, nor has winter dairying been followed, but no doubt as the settlement increases and prospers, commodious stone stables will be erected and more attention given to this.

The Manitoba & Northwestern Railway passes through the county in a northwestern direction, having a tri-weekly mail and passenger service; and the Lake Dauphin Road, which runs from Gladstone, the county town, to Lake Dauphin, also passes through this County over its own and the M. & N. W. line, twice a week, affording additional train service. Westbourne river is bridged at five different points in the County, once between Westbourne and the lake, twice between Westbourne and Woodside, once at Woodside, and once at Gladstone, and there are bridges erected on all the main travelled roads over the smaller streams.

There is an English Episcopal Church at Westbourne, and a public hall, where the Methodists and Presbyterians hold services alternately; several general stores, a postoffice, blacksmith shop, butcher, harnessmaker, and a comfortable stopping-place or temperance hotel. There is also a new school house just erected at this point, with stone basement and heated with furnace, and at convenient points throughout the County where there are sufficient children, school houses have been erected. The system adopted is, that wherever there are a number of families together and sufficient children to make up a school, a new district is organized. The regulations of the Local Government regarding educational matters are very liberal and progressive, seeing that suitable teachers are provided and the schools regularly inspected; but here, as elsewhere, the local school is largely what the people in the neighborhood make it.

The price at which this land is held varies very much according to the quality of the land and its freedom from brush, and its location with reference to the railway. A good quarter section, or 240-acre lot, can be purchased within five or six miles of either Woodside or Westbourne for \$5.00 per acre. At Woodside at the present moment there is noth-

ing but the railway section house and one small building used as a general store. The writer can remember when a few years ago Westbourne was in exactly the same condition. Fifty families settling in this immediate neighborhood would mean a blacksmith's shop, a church, postoffice and school there immediately, and make it an important shipping point in the course of a very few years.

In regard to cost of making a start on a farm in this County, this will vary very much according to the circumstances and requirements of the individual. There is a saw and planing mill on the river a mile and a half below Westbourne, at which all kinds of rough and dressed lumber can be purchased at prices varying from \$15 to \$30 per thousand. A young man, who is batching it, can build a shanty, double-boarded, with tar paper between, in which he can make himself comfortable for a couple of years, for an expenditure of from \$50 to \$75; and many of the most successful farmers in Manitoba put in their first two or three years in just such places. A comfortable house can be built all the way from \$500 to \$1,000. A percentage of from 10 to 25 per cent can be added to the price paid for a similar building in various parts of Ontario, as hardware costs a little more, as also labor and material. In erecting buildings we would strongly advise that a stone foundation wall should be laid on the prairie sod, and the sills laid on this stone, as it is found the sills rot very quickly if laid on the sod without such protection, and builders will find they are amply repaid for this little additional cost. Stone is to be had within a reasonable distance in any part of the County, not quarried stone but surface lime stone. Lime was at one time burned along the river banks, but this has been given up, as the stones are not sufficiently plentiful. Lime can be purchased, and costs from 40c. to 50c. per bushel laid down at Westbourne.

A special rate is given by the C. P. R. for settlers' effects, and new-comers should bring with them everything that is of any value, as a great many old articles that have been in use a good many years and have little value to sell in Ontario, will take the place of more expensive new articles here. The cost of bringing them in is trifling.

Cows are somewhat higher in price here than in Ontario, costing from \$20 to \$40, according to quality. Horses run from \$75 to \$125 for good substantial working horses. Ponies, or bronchos, are to be had for very little money, \$10 to \$50, and are very useful for riding or driving, and the larger ones will do considerable light work, being strong in proportion to their size, and enduring.

The cost of implements is very similar here to Ontario. Breaking plows, of which but few are now sold, cost about \$18. A plow, with both breaking and stable mold board, which is more generally purchased, costs \$26; harrows, 3 section, \$13; mower, \$50; horse rake, \$25 to \$26; self binder, for three horses, \$135; wagon, \$67.50.

Intending settlers are cautioned against expecting too much during the first two or three years in this country. In former years a great many people moved to Manitoba, expecting to make their fortunes out of wheat-raising in four or five years, and then go elsewhere and spend their money. These have, almost without exception, been grievously disappointed. No man need come here to take up land who expects to make money rapidly. By steady work and careful living he will in a few years have a good farm with comfortable surroundings and clear of all debt, but he must be prepared, during the first two or three years, for some inconveniences and disappointments, and must not expect to be able to come up and buy a piece of land for \$15 an acre where he can plow and back-set two acres a day, put in his first crop, sell the proceeds for more than the cost of his land and labor, and leave him a handsome surplus in the bank. Such records have been made by specially good men on particularly good farms, but we would like it definitely understood that all this kind of land has been taken up long ago, and there never was very much of it. No comer need expect to break more than from a half to one acre per day, and it will cost him some little effort to learn to do that properly; and considering the many things that will engage his time during the first few months, if he breaks up thirty acres the first year and forty the second, he is doing well. He should be prepared to buy three or four cows the first fall, after he has put up a

stable and got sufficient hay for the winter. If his capital is limited, he will probably find a span of oxen will do his breaking and require very much less care and attention than horses, although oxen are not used anything like so freely in this country as they were at a time when horses were more expensive. If working with horses, one must be prepared to give them reasonable care, attention, and feed.

Families moving to the Northwest can always obtain exact rates for passengers and freight from the nearest agent of the Canadian Pacific Railway. The emigrant rate from Toronto to any point within 125 miles of Winnipeg is \$21 to \$23 for adults; children under twelve are taken at half rates, and children under six are carried free. (It is extraordinary the number of children under six years of age that have landed in this country.) For a car of emigrant's effects, the rate from Toronto to any point within 125 miles of Winnipeg is \$72 to \$78, and if two are not able to join together in a carload, then the emigrant's effects will cost 72c. to 78c. per 100 lbs.

As an indication of the general quality and style of land which is being offered, the following quotations from the reports of the Government Surveyors who originally surveyed this land into townships and sections before it was occupied, will be interesting to intending settlers. The book from which these extracts are taken is a Government Report on Township Surveys in Manitoba and the Northwest Territories, published by the Minister of the Interior in 1884:

Township 14, Range 9.—“This township is well-suited for agricultural purposes. The timber is chiefly small poplar, through which frequent fires have passed. It is, in general, valuable only for roofing houses and firewood; but towards the north there is some fit for lumber.”

Township 15, Range 9.—“Lies on the western shore of Lake Manitoba. A deep marsh with reeds and rushes borders the lake. The remainder of the township is timbered with poplar and willows. The soil appears to be mixed with shale and gravel. Along the Big Grass Marsh there is a large quantity of good hay lands.”

Township 14, Range 10.—“This township offers great inducements to the settler. Its soil is in the most places a very rich and deep black mould, resting on hard marl sub-soil. There is plenty of wood for fencing and fuel. For building purposes, good poplar and oak timber may be obtained along the banks of the White Mud river.

Township 15, Range 10.—“The western part is broken by the Big Grass Marsh. The remainder is land of second-class quality, near the marsh being alternate ridges of gravel and long narrow muskegs. To the eastward it is better, but, however, not first-class for farming purposes. Near the northwest corner there is some fine poplar timber.”

Township 14, Range 11.—“It is well suited for settlement. The soil is excellent. Water is abundant and good. Timber is plentiful and distributed in belts and groves all through the township. The White Mud river passes along the northern part of the township. A chain of small lakes, the water of which is good, stretches along the southern part.”

Township 15, Range 11.—“Is well adapted for agricultural purposes, having excellent hay land. Portions of the ground are covered with clumps of willow bushes and poplars.”

Terms of Sale.—This land will be offered in parcels to suit the settler, varying from eighty to two hundred and forty acres; land suitable for grazing and hay purposes only, as low as \$3 per acre; land suitable for cultivation and mixed farming, from \$5 to \$10.

The terms of payment for the land will be made to suit the purchaser so far as possible. In all cases a payment down is preferred and would be insisted on wherever the purchaser does not take immediate possession, but whenever possession is taken at once and the purchaser proceeds to erect buildings and break land, no payment down will be required and no interest will be charged until the commencement of the third year, that is, until a certain amount of land has been broken, during say the season of 1898 and cropped in 1899.

All payments will date from the 1st of November, so that a buyer purchasing land next spring would not be charged interest until the 1st November, 1899, and this payment would be due on the 1st November, 1900. From this on, payments would be made in ten annual instalments, with interest at the rate of 7 per cent per annum. By this means the purchaser will have taken off two crops before anything whatever has been paid on either interest or principal. In such cases the purchaser will be required during the first three years to erect buildings to a value of not less than \$500 in all, and break and crop not less than fifteen acres per year for the first five years, or seventy-five acres in all. A man who has no ambition to do even better than this has no place in this country.

This is a grand opportunity for farmers of limited means, or who desire to start farming in the Northwest, and it especially meets the wants of the Ontario farmers who wish to start one or more sons on farms of their own.

For further information, address The W. E. Sanford Manufacturing Co. Ltd., Hamilton, Ont., or R. T. Riley, W. E. Sanford Manufacturing Co., Winnipeg, Man.

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